

3703715

Thursday, February 22, 2024

1:26 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 4001

दिनांक: 22/02/2024

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल2-3715-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: तुषार प्रभाकर सावंत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

DELIVERED

एकूण:

रु. 31200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:46 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला 2

बाजार मुल्य: रु.11611134.55/-

मोबदला रु.16500000/-

भरलेले मुद्रांक शुल्क : रु. 990000/-

सह दुय्यम निबंधक कुर्ला-३
पुर्बई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224225601870 दिनांक: 22/02/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015906797202324M दिनांक: 22/02/2024

बँकेचे नाव व पत्ता:

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12 3 FEB 2024

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2/22/2024



CHALLAN
MTR Form Number-6



GRN	MH015906797202324M	BARCODE					Date	20/02/2024-15:10:14		Form ID	25.2						
Department	Inspector General Of Registration						Payer Details										
Type of Payment	Stamp Duty Registration Fee						TAX ID / TAN (If Any)										
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3						PAN No.(If Applicable)	DPRPS0023A									
Location	MUMBAI						Full Name	Tushar Prabhakar Sawant and Gayatri Tushar Sawant									
Year	2023-2024 One Time						Flat/Block No.	Flat No.801 C wing,Zenworld Wing C Chs.Ltd.									
Account Head Details						Amount In Rs.	Premises/Building	Kanjur Village Road,Kanjurmarg East									
0030045501 Stamp Duty						990000.00	Road/Street	Mumbai									
0030063301 Registration Fee						30000.00	Area/Locality	Mumbai									
							Town/City/District										
							PIN	4 0 0 0 4 2									
							Remarks (If Any)	SecondPartyName=Maharukh Hozdar~									
							Amount In	Ten Lakh Twenty Thousand Rupees Only									
Total						10,20,000.00	Words										
Payment Details						STATE BANK OF INDIA						FOR USE IN RECEIVING BANK					
Cheque-DD Details						Bank CIN	Ref. No.	00040572024022157462		CPADNTGIF5							
Cheque/DD No.						Bank Date	RBI Date	20/02/2024-15:10:19		Not Verified with RBI							
Name of Bank						Bank-Branch		STATE BANK OF INDIA									
Name of Branch						Scroll No. , Date		Not Verified with Scroll									



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8286259826

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0224225601870	Date 22/02/2024
Received from Tushar Prabhakar Sawant and Others, Mobile number 9029085816, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 22/02/2024
Bank CIN 10004152024022201753	REF No. IGAQWYPMH4
This is computer generated receipt, hence no signature is required.	

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 22nd day of February 2024.

BY AND BETWEEN

Mrs. MAHARUKH DARAYUS HOZDAR, aged 55 years, Indian Inhabitant, residing D-2/53, Bharucha Baug, S.V. Road, Opp. Shoppers Stop, Andheri West, Mumbai 400058. Hereinafter referred to as the **Seller/ Transferor** (which expression shall unless it be repugnant to the context or meaning thereof mean and include her legal heirs, executors, administrators, and assignees) of the **ONE PART**.

AND

Mr. TUSHAR PRABHAKAR SAWANT, aged 32 years and **Mrs. GAYATRI TUSHAR SAWANT**, aged 32 years, Indian Inhabitants, both are residing at flat No. 1702, Building No. 2, Shraddha Autumn Park, Shah Colony Road, Indira Nagar, Kanjurmarg (East), Mumbai 400042. Hereinafter jointly referred to as the **Purchasers/Transferees** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators, and assignees) of the **OTHER PART**;

WHEREAS the Seller/Transferor herein represented to the Purchasers /Transferees herein that she is the owner absolutely seized and possessed off and well and sufficiently entitled to a residential flat bearing Flat No. 801, located on 8th Floor, Wing C, in the building known as Kanakia Zenworld Phase I and society known as Zenworld Wing C Co-Op. Housing Society Ltd, having RERA carpet area admeasuring 65.03 Sqare meters, along with 1(One) car parking space in **Mechanical Stack**, in Kanakia Zenworld Phase I (hereinafter referred to as the said **Car Parking**) for the exclusive use of Allottee as an irrevocable amenity, in buiding standing on plot of land bering

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CTS No 1015, 1015/1, 1015/2 and 1015/3, Kanjur Village Road, Kanjurmarg(East), Mumbai 400042 of Village - Kanjur, Taluka-Kurla, Dist- Mumbai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with membership of the Society and together with the fittings, fixtures, electricity meter, water and MGL connection and right to use and enjoy all common amenities, facilities and all other appurtenances thereto the Said Flat hereinafter referred to as "THE SAID FLAT" for the sake



of brevity.

WHEREAS, the Society is a registered Society under the name of Zenworld Wing C Co-Op. Housing Society Ltd, under The Maharashtra Co-operative Societies Act 1960, duly registered under Registration No.MUM-886198/14336/2022-2023 dated 08/07/2022 (Hereinafter for the sake of brevity referred to as the "SAID SOCIETY" and the Seller/Transferor is the legal member & shareholder of the said building Society.

WHEREAS, The Seller/Transferor is a registered holder of Ten shares issued by the said society in respect of the said flat and desires to sell, assign, transfer, and convey her rights, title, interest, and benefits in the said shares and the said flat.

WHEREAS, by an Agreement for Sale dated 21/05/2018 made and entered between M/s. Kanakia Spaces Realty Private Limited, a company incorporated under the provisions of the Companies Act 1956, having its office at 215, Atrium, 10th floor Andheri Kurla Road, Andheri (East), Mumbai 400093; Hereinafter referred to as the Promoter of the One Part and Mrs. Maharukh Darayus Hozdar. Hereinafter referred to as the Allottee of the Second Part (the present Transferor) purchased and acquired on an Ownership basis Flat No. 801, located on the 8th Floor, Wing C, in the building known as Kanakia Zenworld Phase I and society known as Zenworld Wing C Co-Op. Housing

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Society Ltd, along with 1(One) car parking space in **Mechanical Stack**, in the building known as Kanakia Zenworld Phase I (hereinafter referred to as the **said Car Parking**) for the exclusive use of Allottee as an irrevocable amenity, the building is situated and standing on the plot of land bearing CTS No 1015, 1015/1, 1015/2 and 1015/3, of Village - Kanjur, Taluka-Kurla, Dist-Mumbai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with membership of the Society and together with the fittings, fixtures, electricity meter, water and MGL connection and right to use and enjoy all common amenities, facilities and together with all rights, title, interests, benefits etc. and all other appurtenances thereto the **Said Flat** and **said Car Parking**. Hereinafter collectively referred to as "**The Said Flat and The Said Car Parking**" for the sake of brevity on the terms and conditions and for the consideration mentioned therein. The aforementioned Agreement for Sale dated 21/05/2018 (hereinafter for the sake of convenience referred to as "**the said Agreement**") was duly registered on 21/05/2018, in the of Sub-Registrar, Kurla No.3, Mumbai Suburban District, under Document Serial No. KRL-3-5992-2018 dated 21/05/2018.

AND WHEREAS the Seller/Transferor herein by virtue of the said Agreement for Sale dated 21/05/2018 and under the terms and conditions stipulated therein has paid the entire consideration thereof and there is nothing due and payable by the Seller/Transferor herein by virtue of the said **Agreement for Sale** dated 21/05/2018.

By virtue of the above purchase promoter M/s. Kanakia Spaces Realty Pvt.Ltd, put into possession to the Seller/Transferor vide possession letter dated 09/03/2021, since then the Seller/Transferor became the sole, absolute & exclusive owner, fully seized, possessed of, and well and sufficiently entitled to ownership basis Premises bearing Flat No. 801, located on 8th Floor, Wing C, in the building known as Kanakia Zenworld Phase I and society known as Zenworld Wing C Co-Op. Housing Society Ltd, along with 1(One) car parking

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space in **Mechanical Stack**, in the building known as Kanakia Zenworld Phase I (hereinafter referred to as the **said Car Parking**) for the exclusive use of Allottee as an irrevocable amenity, the building situated and standing on the plot of land bearing CTS No 1015, 1015/1, 1015/2 and 1015/3, of Village - Kanjur, Taluka-Kurla, Dist-Mumbai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with membership of the Society and together with the fittings, fixtures, electricity meter, water and MCA connection and right to use and enjoy all common amenities, facilities and together with all rights, title, interests, benefits etc. and all other appurtenances thereto the Said Flat and said Car Parking on **OWNERSHIP BASIS**. Hereinafter collectively referred to as "**The Said Flat**"



WHEREAS, the Seller/Transferor herein by virtue of the capacity of owner of the **Said Flat** and the **Said Car Parking** is the lawful bonafide member of Zenworld Wing C Co-Op. Housing Society Ltd, registered under the provisions of The MCS Act 1960 vide Registration No. MUM-2/WS/HS/G/TC/11336/2022-2023 dated 08/07/2022. Hereinafter referred to as "**THE SAID SOCIETY**".

WHEREAS the Seller/Transferor has represented to the Purchasers /Transferees that she has been holding Ten fully paid-up shares of Rs. 50/- each with distinctive No. 281 to 290 (both inclusive) under Share Certificate No. 029 and Members Register No. 029 Share Certificate dated 24.05.2023 (hereinafter referred to as the "**SAID SHARES**"). The **Said Flat** and the **Said Shares** more particularly described in the schedule hereunder written and are hereinafter collectively referred to as the "**SAID PREMISES**" as stated hereinabove and she is desirous of disposing of her rights, title, and interest in the **SAID PREMISES** and the **Purchasers/Transferees** herein have agreed to acquire all the rights, title and interest of the **Seller/Transferor** in the said premises under following terms and conditions:-

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WHEREAS the Seller/Transferor has absolute right and power to deal with or dispose off the said premises. The Seller/Transferor in the past has not sold and transferred the said premises to any third person by entering into any Sale Agreement or any other document/s in any manner whatsoever.

WHEREAS the Seller/Transferor has hereby agreed to the sale and the Purchasers/Transferees have agreed to purchase and acquire the said shares said flat which is in the possession of the Seller/Transferor as incidental to the sale thereof right to use, occupy, and enjoy the said flat, as any other member of the building society in which the flat is situated from the Seller/Transferor on the Ownership Basis for the Sale Price/Consideration of Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakh Only) and on terms and conditions hereinafter appearing.

WHEREAS, the transfer premium /charges payable to the said Society shall be borne and paid by the Seller/Transferor and Purchasers/Transferees (50:50) equally and the Stamp Duty, Registration Charges, and any charges shall be borne by the said **Purchasers/Transferees**.

WHEREAS, the **Purchasers/Transferees** Mr. TUSHAR PRABHAKAR SAWANT and Mrs. GAYATRI TUSHAR SAWANT approached Mrs. MAHARUKH DARAYUS HOZDAR in residential need of said flat.

AND WHEREAS, the Seller/Transferor Mrs. MAHARUKH DARAYUS HOZDAR is ready to transfer, sell and assign all her rights, and interest in the said Flat to Mr. TUSHAR PRABHAKAR SAWANT and Mrs. GAYATRI TUSHAR SAWANT.

AND WHEREAS the Purchasers/Transferees being desirous of purchasing a residential premises, came to know of the same, approached the

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Seller/Transferor whereupon the Seller/Transferor represented to the Purchasers/Transferees that:

a) She is the absolute and lawful owner of the said premises and is a bonafide member of the said society and no other person/s has/have right, title or interest in the said premises and she is sufficiently entitled to deal with and/ or dispose of the said premises.



b) There are no suits, litigations, civil or criminal, or any other proceeding pending against the Seller/Transferor personally, affecting the said premises.

c) There are no attachments or prohibitory orders as against or affecting the said premises and at present, the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after judgment.

d) The Seller/Transferor has not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said Premises.

e) The Seller/Transferor has paid all the necessary charges of any nature whatsoever in respect of the said premises till this day and the Seller/Transferor has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever in respect of the said premises.

f) The Seller/Transferor in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the said premises and has not dealt with or disposed of the said premises in any manner whatsoever.

g) Neither the Seller/Transferor nor any of her predecessors in title has/had received any notice either from the Municipal Corporation and/or from other Local Body/ statutory body or authorities regarding the requisition and/or acquisition of the said premises.

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- h) The Seller/Transferor has good and clear title, free from all encumbrances of any nature whatsoever in respect of the said premises and every part thereof.
- i) The Seller/Transferor herein has absolute right and power to hold, occupy deal with, and dispose off the said premises along with extra amenities provided therein which she has now agreed to transfer/sell to the Purchasers/Transferees at or for the lump sum Sale price /Consideration of Rs. 1,65,00,000/- (Rupees One Crore Sixty-Five Lakh Only) inclusive of 1% TDS. The Purchasers/ Transferees herein have agreed to purchase and acquire the same at or for the said lump sum Purchase Price /Consideration of Rs. 1,65,00,000/- (Rupees One Crore Sixty-Five Lakh Only).
- j) The Seller/ Transferor has not been restricted either in the Income Tax Act, MVAT/GST Act, Estate Duty Act or under any other statute from disposing of the said premises or any part thereof in the manner stated in this Agreement.
- k) The Seller/Transferor has not done any act, deed, matter or thing whereby she is prevented from entering into this Agreement on the various terms and conditions stated herein in favor of the Purchasers/Transferees and the Seller/Transferor has all the rights, title and interest to enter into this agreement with the Purchasers/Transferees on the various terms and conditions as stated herein.

WHEREAS The Seller/ Transferor has given copies of the documents mentioned in the preamble to the Purchasers/Transferees for their perusal/inspection and the Purchasers/Transferees also confirm having found the same in order.

AND WHEREAS believing the aforesaid representations the Purchasers/Transferees offered and agreed to purchase the said premises together with all rights, title and interest, benefits in and upon the Said flat and

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said shares along with the use of car parking space and the benefits of the membership of the Said Society the "Said Flat" and the Said Shares, the Said Car Parking, are more particularly described in the schedule hereunder written and are hereinafter collectively referred to as "THE SAID PREMISES" at and for Lump-sum Price/Consideration of Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakh Only) including TDS 1% applicable.



AND WHEREAS after considering the said offer and being found the same fair at present market value, the same has been accepted by the Seller/Transferor and the parties hereto have decided to record the terms and conditions of the said agreement into writing, as follows:

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The aforesaid recitals shall be treated as forming an integral part of the operative part of this agreement. The Seller/Transferor has agreed to sell, transfer and assign and the Purchasers/Transferees have agreed to acquire all the rights, title and interest of the Seller/Transferor in the said premises and the said shares along with all the deposits including sinking fund, reserve fund, repairs fund, corpus, security deposits, etc. and all the common amenities which the Seller/Transferor is entitled to as member of the said society for total Sale Price/consideration of Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakh Only) hereinafter referred to as **THE FULL SALE PRICE/CONSIDERATION.**
2. As agreed above in consideration of the rights, title, and interest in the said premises and the said shares, the Purchasers/Transferees have agreed to pay to the Seller/Transferor the sum of Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakh Only) being the total Purchase Price/Consideration amount payable for the purchase of the said Premises subject to deduction

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of Tax u/s 194-IA of The Income Tax Act, 1961 in favor of Seller/Transferor

- a) The Purchasers/Transferees have paid to the Seller/Transferor a sum of Rs.50,000/- (Rupees Fifty Thousand only) by EBI Transfer ID 401917156129 dated 19.01.2024 from HDFC Bank Ltd. being part payment before execution of this Agreement for Sale and the Seller/Transferor hereby acknowledge the receipt of the same in a receipt enclosed herewith; (the receipts thereof the Transferor doth hereby acknowledge).
- b) The Purchasers/Transferees have paid to the Seller/Transferor a sum of Rs.50,000/- (Rupees Fifty Thousand only) by Online Transfer NB 19234830715001246962 dated 19.01.2024 through HDFC Bank Ltd, in favor of Seller/Transferor being part payment (the receipts thereof the Seller/Transferor both hereby acknowledge).
- c) The Purchasers/Transferees have paid to the Seller/Transferor a sum of Rs.1000/-(Rupees One Thousand Only) by Online Transfer dated 29.01.2024 through HDFC Bank Ltd, in favor of Seller/Transferor being part payment (the receipts thereof the Seller/Transferor both hereby acknowledge).
- d) The Purchasers/Transferees have paid to the Seller/Transferor a sum of Rs.13,84,000/-(Rupees Thirteen Lakh Eighty Four Thousand Only) by Online Transfer NB2910535048700524534 dated 29.01.2024 through HDFC Bank Ltd, in favor of Seller/Transferor being part payment (the receipts thereof the Seller/Transferor both hereby acknowledge).
- e) Rs. 1,65,000/- (Rupees One Lakh Sixty Five Thousand only) deducted by the Purchasers/Transferees towards TDS under section 194-IA of the Income Tax Act, 1961 @1% of the total consideration and the same is considered as forming part of the full consideration. The said TDS amount shall be paid by the Purchasers/Transferees within 10

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days from the date of this agreement for sale and provide the necessary challan/certificate to the Seller/Transferor.

f) The Purchasers/Transferees undertake to pay the balance Consideration amount of Rs.1,48,50,000- (Rupees One Crore Forty-Eight Lakh Fifty Thousand Only) to the Seller/Transferor within 45 days from the date of registration of this Agreement for Sale (Due Date) by availing loan from bank/financial institution and/or from own fund.



Simultaneously against receiving the balance and FULL AND FINAL Sale Price/Consideration, the Seller/Transferor undertakes to deliver the legal, lawful, vacant, and peaceful possession of the said premises to the Purchasers/Transferees and thereafter the Purchasers/Transferees will be the absolute Owners thereof and the Seller/Transferor shall have no right, title, and interest therein.

4. The Seller/Transferor hereby undertakes and agrees: -

- To obtain a No Objection Certificate from the said Society for the transfer of the said premises and the said shares in favor of the Purchasers/Transferees.
- To give vacant and peaceful possession of the said premises with all the rights, title, and interest, pertaining to the said premises to the Purchasers/Transferees only after receipt of the full consideration as mentioned herein above from the Purchasers/Transferees;
- To hand over to the Purchasers/Transferees all the original documents relating to the said premises including the original chain of agreement/s, and original share certificate issued by the said society whenever the same is sought by the Bank/ financial institution from where the Purchasers/Transferees will be availing home loan on the security of the said premises and the said shares;
- To co-operate with the said Purchasers/Transferees in signing any documents, papers, letters, deeds, Society Transfer Forms and

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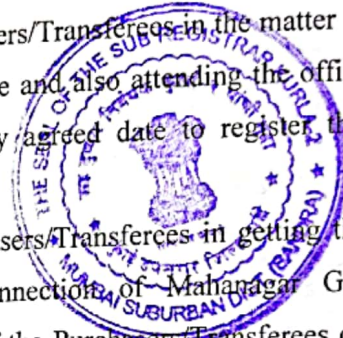
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documents, etc., to get the said premises and the said shares fully transferred in the names of the said Purchasers/Transferees against receipt of full consideration from the Purchasers/Transferees ;

- e) To co-operate and assist the Purchasers/Transferees in the matter of execution of this Agreement for Sale and also attending the office of the Sub-Registrar on a mutually agreed date to register this Agreement for Sale;
- f) To co-operate and assist the Purchasers/Transferees in getting the electricity meter and pipeline connection of Maharashtra Gas Limited, transferred in the names of the Purchasers/Transferees on receipt of the full consideration from the Purchasers/Transferees.



5. The Purchasers/Transferees hereby undertake and agree: -

- a) To become member/s of the said Society in place of the Seller/Transferor in respect of the said premises and hereby further agree to abide by all the bye-laws and rules and regulations adopted by it or which it may adopt from time to time;
- b) To pay to the said society regularly the dues payable, including Municipal taxes, society maintenance charges, service charges, etc., in respect of the said premises from the date of receipt of possession of the said premises from the Seller/Transferor and not to withhold the same for any reason whatsoever;
- c) To pay the stamp duty under the Maharashtra Stamp Act (earlier known as The Bombay Stamp Act, 1958) and Registration Fees in respect of execution and registration of this Agreement for Sale.

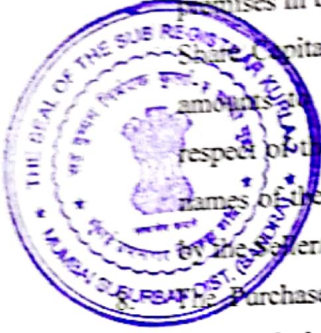
6. The Purchasers/Transferees hereby say and declare that they have taken inspection of the said premises and only after satisfying themselves as regards the physical condition of the said premises have agreed to acquire the same and hereby say that they shall not make any grievance about

Dwarat *Gayatri* *[Signature]*

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anything whatsoever including the provision or non-provision of any facilities therein.

7. All the amounts standing to the credit of the Seller/Transferor on the said premises in the books of the Society towards deposits such as Subscribed Capital, Security Deposits, Sinking Fund with interest, and other amounts which the Seller/Transferor is legitimately authorized in respect of the said premises, shall automatically stand transferred in the names of the Purchasers/Transferees on receipt of the full consideration by the Seller/Transferor from the Purchasers/Transferees



Purchasers/Transferees are bound to get the said premises legally transferred in their names/favor after observing all the necessary procedures and getting all the deeds, documents, applications, etc. executed. The Seller/Transferor hereby undertakes to render her full cooperation to the Purchasers/Transferees for the legal, full, perfect, and effectual transfer of the said premises and the said shares in favor of the Purchasers/Transferees and further undertakes not to charge any extra consideration and/or charges, etc. for the same.

9. This agreement shall be deemed to be a Sale Deed or Deed of Transfer upon payment of the full Purchase Price/Consideration by the Purchasers/Transferees and handing over vacant and peaceful, actual and physical possession of the said premises by the Seller/Transferor. The Purchasers/Transferees shall not be called upon by the Seller/Transferor to make additional payment of any other sum of money other than that which has been expressly agreed upon between the parties by virtue of these presents.

10. i) In the event of the sale not being completed due to any willful default on the part of the Seller/Transferor the Purchasers/Transferees shall have the right to require specific performance of this Agreement by the Seller/Transferor.

- ii) In the event of the sale not being completed due to any willful default on the part of the Purchasers/Transferees the Seller/Transferor shall have

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- the right to require specific performance of this Agreement by the Purchasers/Transferees.
11. All communications required to be given under this Agreement shall be in writing and may be delivered and shall be deemed to have been received if sent through post or any other acceptable means of communication. The address for service of the same of the parties shall be as mentioned at the beginning of the present Agreement.
 12. This Agreement (including the Schedules) constitutes the entire Agreement between the Parties hereto and shall supersede all prior Agreements, letters of intent and understandings, both written or oral, arrived at between the parties concerning the subject matter hereof.
 13. This Agreement shall not be amended or modified except by way of an instrument in writing signed and executed by both the parties hereto.
 14. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and the Maharashtra Ownership Flats Rules 1964 or any amendment or re-enactment thereof for the time being in force or any other provisions of Law thereto.
 15. The said premise is situated in Mumbai, and this Agreement is executed in Mumbai, in case of any disputes arising between the parties, hereto as to the interpretation of the terms and conditions of these presents the Courts in Mumbai alone shall have the jurisdiction to try and entertain such disputes.
 16. This agreement shall be deemed to be a Sale Deed or Deed of Transfer upon payment of the full consideration by the Purchasers/Transferees and handing over vacant and peaceful, actual, and physical possession of the said flat by the Seller/Transferor. The Purchasers/Transferees shall not be called upon by the Seller/Transferor to make additional payment of any other sum of money other than that which has been expressly agreed upon between the parties by virtue of these presents.
 17. Any disputes and/or differences arising out of this Agreement or from the interpretation of the terms and conditions or non-compliance or non-

Pravara *Gayatri* *dy*

करल - २		
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payment thereunder, the same shall be resolved mutually and amicably by both parties.

18. The Courts at Mumbai alone shall have exclusive jurisdiction to try and entertain all disputes arising between the parties hereunder.

SCHEDULE OF PROPERTY



ALL THAT Ten full paid-up Shares bearing Distinctive Nos. **281 to 290** (both inclusive) under **Share Certificate No.029**, Members Register No.029, Share Certificate dated 24.05.2023 and incidental thereto right to use occupy, possess all that piece or parcel of Flat No. **801**, located on 8th Floor, Wing C, in the building known as Kanakia Zenworld Phase I and society known as Zenworld Wing C Co-Op. Housing Society Ltd, having RERA carpet area admeasuring **65.03** Square Meters, along with 1(One) car parking space in **Mechanical Stack**, building standing on a plot of land bearing CTS No 1015, 1015/1, 1015/2 and 1015/3, Kanjur Village Road, Kanjurmarg(East), Mumbai 400042. Being lying in the Village-Kanjur, Taluka-Kurla, Dist-Mumbai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, together with membership of the Society and together with the fittings, fixtures, Electricity Meter, Water Connection and right. Within the limits of MCGM 'S' ward.

The building in which the said flat is constructed consists of Stilt + 22 upper floors and does have a lift facility. The building was constructed in the year 2021.

Forward

Gayatri

[Signature]

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IN WITNESS WHEREOF, the parties have put their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED)

by within named the Seller/Transferor)

Mrs. MAHARUKH DARAYUS HOZDAR)

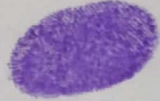
PAN- AAAPH5094D

Aadhar No. 697010613249

In the presence of

1. Pandey

2. JK



M Hozdar



SIGNED, SEALED AND DELIVERED)

by within named the Purchasers/Transferees)

1. Mr. TUSHAR PRABHAKAR SAWANT)

PAN- DPRPS0023A

Aadhar No. 349365525645

2. Mrs. GAYATRI TUSHAR SAWANT)

PAN-BBSPG1897D

Aadhar No. 232653802459

In the presence of

1. Pandey



Sawant



Gayatri



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२०२४		

RECEIPT

Received from within named Purchasers/Transferees namely Mr. TUSHAR PRABHAKAR SAWANT and Mrs. GAYATRI TUSHAR SAWANT, as Part Payment consideration at Rs.14,85,000/- (Rupees Fourteen Lakh Eighty Five Thousand and only) and Rs. 1,65,000/- (Rupees One Lakh Sixty Five Thousand only) amount deducted as TDS, against the total Sale Price/Consideration of Rs. 1,65,00,000/- (Rupees One Crore Sixty-Five Lakh only) as detailed below for sale of Flat No. 801, 8th Floor, Wing C, in bldg. known as Kanakia Zenworld Phase I and society known as Zenworld Wing C Co-Op. Housing Society Ltd, CTS No 1015, 1015/1, 1015/2 and 1015/3, Kanjur Village Road, Kanjurmarg(East), Mumbai 400042. Subject to realization of cheques.



Sr. No.	Date	RTGS/UPI	Bank	Amount (Rs)
1.	19.01.2024	ID 401917156129	HDFC Bank	50,000-
2	19.01.2024	NB19234830715001246962	HDFC Bank	50,000-
3	29.01.2024	NO29242851996214	HDFC Bank	1000-
4.	29.01.2024	NB2910535048700524534	HDFC Bank	13,84,000-
5		TDS amount @1% deducted to be paid		1,65,000-
			TOTAL	16,50,000-

I Say Received Rs. 16,50,000-

M) Hozdar

(Mrs.MAHARUKH DARAYUS HOZDAR)

Witness:
1. *Pandey*

2. *JVC*

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ZENWORLD WING C CO - OPERATIVE HOUSING SOCIETY LIMITED
CTS NO. 1015,1015/1 To 3 Off Village Kanjurmarg (E) Mumbai-400042
Reg. No. MUM/2/W S/HSG/TC/11336/2022-2023 YEAR 2022

Date 18th February 2024

NO OBJECTION CERTIFICATE

This is to certify that **MRS. MAHARUKH DARAYUS HOZDAR** is a member and shareholder of our society holding Share Certificate No.029 share Nos. 281 to 290 (both inclusive) having Flat No. 801, Zenworld Wing C Co-operative Housing Society Limited, Kanakia ZenWorld, Kanjurmarg Station Rd, Kanjurmarg (East), Mumbai 400 042, area admeasuring about 700 sq ft carpet.

They have paid our society's maintenance to date. There are no dues standing in their name. We have no objection to selling the said flat.



This certificate has been issued as per their request.

Yours faithfully,
For Zenworld Wing C co-operative Housing Society Limited

S. Phadnis
Chairman

R. Phadnis
Secretary

Ramji
Treasurer

FOR ZENWORLD WING C CO-OPERATIVE HOUSING SOCIETY LIMITED

Place: Mumbai
Chairman

Secretary

Treasurer



SHARE CERTIFICATE

Flat No. C-801

Share Certificate No. 029

Member's Register No. 029

No. Of Shares 10

ZENWORLD WING C CO-OP. HOUSING SOCIETY LTD.

Registration No. MUM-2/W SIHSG/TC/11336/2022-2023

(Registered under The Maharashtra Co-Operative Societies Act, 1960)

Address : Kanakia ZenWorld, CTS No. 1015, 1015/1 to 3 of Village Kanjur,
Kanjurmarg (East), Mumbai - 400042.

(AUTHORISED SHARE CAPITAL OF RS. 2,50,000 DIVIDED INTO 5000 SHARES OF RS. 50 EACH)

This is to certify that MRS. MAHARUKHI DARAYUS HOZDAR
is the Registered Holder of 10 fully paid up shares of Rs. 50 each numbered from 281 to 290
both inclusive, in ZENWORLD WING C CO-OP. HOUSING SOCIETY LTD.,
Subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Mumbai this 24th day of May 2023



[Signature]

Authorised
M.C. Member

[Signature]

Chairman

Secretary

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२०२४		

करल-२

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२०२४

Date of Transfer	Transfer No.	Registration No of Transferor	To Whom Transferred	Registration No. of Transferee	Remarks
			Authorised M.C. Member Chairman Secretary		
			Authorised M.C. Member Chairman Secretary		
			Authorised M.C. Member Chairman Secretary		
			Authorised M.C. Member Chairman Secretary		



गावाचे नाव : 1) कांजुर

(1) विलेखाचा प्रकार	करारनामा	करल - २
(2) मोबदला	15451400	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11531305	३०९५ २३६०
(4) भू-मापन, पोटहिस्सा व घरकामांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इमारतीचे नाव: सी.विंग कनाकिया झोन वर्ल्ड फेस-1, ब्लॉक नं: कांजुर मार्ग पूर्व मुंबई 400042, रोड नं: कांजुर विलेज रोड, इतर माहिती: सदनिका चे क्षेत्रफल 65.03 चौ.मी. कारपेट, रेरा प्रमाने सदनिका चे क्षेत्रफल 71.53 चौ.मी. बिल्ट अप, सोबत 1 कार पार्किंग मेकॅनिकल स्टॅक स्पेस सहित ((C.T.S. Number : 1015, 1015/1, TO 1015/3 ;))	२०२४
(5) क्षेत्रफळ	1) 65.03 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- कनाकिया स्पेसेस रियल्टी प्राईवेट लीमीटेड तर्फे प्राधिकृत व्यक्ती मनीषा तोरा यांच्या तर्फे मुखत्यार धर्मद्र एन. सिंह वय:-43; पत्ता:- प्लॉट नं: ऑफिस नं.215, माला नं: 10 वा मजला, इमारतीचे नाव: एट्रियम, ब्लॉक नं: कोर्टयार्ड मारीयोट होटेलच्या पुढे, डिवाइज्ड चार्ज्ड हॉई स्कूल च्या समोर, रोड नं: अंधेरी कुर्ला रोड अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AACCO1199F	
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- माहरुख दरायस होज़दार वय:-49, पत्ता:- प्लॉट नं.डी2/53, - भरुचा बाग अंधेरी पश्चिम मुंबई, एस. वी. रोड, अंधेरी राईव्वाॉ स्टार्टीऑण, MAHARASHTRA, MUMBAI. Non-Government. पिन कोड:-400058 पॅन नं:-AAAPH5094D	
(9) दस्तावेज करून दिल्याचा दिनांक	21/05/2018	
(10) दस्त नोदणी केल्याचा दिनांक	21/05/2018	
(11) अनुक्रमांक, खंड व पृष्ठ	5992/2018	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	773000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Monday, May 21, 2018
4:46 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 6577 दिनांक: 21/05/2018

गावाचे नाव: कांजूर
दस्तऐवजाचा अनुक्रमांक: करल-३-५९९२-२०१८
दस्तऐवजाचा प्रकार: करारनामा
करणान्याचे नाव: माहेश्वर दरायस होजदार

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 2680.00
पृष्ठांची संख्या: 134

एकूण: ₹. 32680.00



DELIVERED

मूळ दस्त, थंबलेस प्रिंट, गुची-२ अंदाजे
३ PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक कुर्ला-३

बाजार मूल्य: ₹. 11531305 /-
मावदला ₹. 15451400 /-
भरलेले मुद्रांक शुल्क: ₹. 773000 /-

सह दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001243290201819R दिनांक: 21/05/2018
बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹. 2680/-

DELIVERED

M. Jozdar

मूळ दस्त, स्कॅन्ड प्रिंट Transferees मिळाली.



करल-२		
३७९५	२५	६०
२०२४		

- : नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एमयुएम-२/डब्ल्यु एस/एचएसजी/टीसी/३७९५/२०२२-२०२३/
सन २०२२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की
झेनवर्ल्ड विंग सी को.ऑप.ली.सी.सा.लि.
सी टी एस नं.१०१५,१०१५/१ ते ३
कांजुरमार्ग (पुर्व) मुंबई- ४००



ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९
(१)/१५४ व-२ व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ चे नियम ५ अन्वये
नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी
संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण
संस्था" असून उप - वर्गीकरण "भाडेकरु सहभागीदारी गृहनिर्माण संस्था" आहे.

कार्यालयीन मोहर



सही
(अरुण चौगले)

हुद्दा सहायक/निबंधक
महकारी संस्था एस-विभाग, मुंबई

स्थळ : मुंबई
दिनांक : ०८/०७/२०२२



OFFICE COPY

करल - २

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Date: 25th January, 2022

To,

MRS. MAHARUKH DARAYUS HOZDAR
D2/53, Bharucha Baug, S V Road, Andheri (West), Mumbai - 400058.

Sub.: Earmarking of 1(One) car parking space in Mechanical stack arrangement against Flat No. 801 on the 8th Floor of Wing "C", of our project known as "KANAKIA ZENWORLD" constructed by us and situated at land bearing C.T.S. Number 1015, 1015/1, 1015/2 and 1015/3 at Kanjur Village Road, Kanjur Marg (East), Mumbai - 400 042.

Dear Sir/Madam,

- A. By a duly registered Agreement for Sale dated 21st May, 2018, wherein you as the Purchaser/s had acquired from us, the Promoter, Flat No. 801 in Wing "C" on the 8th Floor (said "Flat") of our project known as "KANAKIA ZENWORLD" situated at land bearing C.T.S. Number 1015, 1015/1, 1015/2 and 1015/3 at Kanjur Village Road, Kanjur Marg (East), Mumbai 400 042 (said "Project"), along with the earmarking of 1(One) Car Parking Space/s in mechanical stack arrangement in the Basement level of the Project.
- B. We are pleased to inform you that, we have earmarked in your favour Car Parking Space No. 319 (said "Car Parking Space/s") in mechanical stack arrangement in the Basement level of the said Project against the said Flat.
- C. The earmarking of the said Car Parking Space/s has been made by us, by your accepting the following condition without any objection or demur and agreeing not to raise any objection or make any claims in that regard and the claims in that regard, if any, shall be deemed to have been waived:
1. You shall use the said Car Parking Space/s for parking of 1(One) car.
 2. You shall not use the said Car Parking Space/s for parking of heavy/commercial vehicles or store goods or put the car parking space to any other use other than for parking of a car.
 3. You shall not wash, service or carry out any repair work of any car or otherwise in any manner and create any nuisance, annoyance or disturbance in respect of any of the said Car Parking Space/s.



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KANAKIA SPACES
REALTY PVT LTD

(Earlier Known as Centaur Mercantile Pvt. Ltd.)

mm

Kanakia Future City, Residential Building No. 2, CTS No. 101, Village Trandaz, Powai, Mumbai - 400 076, India.
Tel: 91 22 3502 3666 / 3502 3777 • Email: investor@kanakia.com • Corporate Identity Number (CIN): U45201MH2004PTC146948 • www.kanakia.com

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२०२४		



4. You shall ensure that the height of the said Car Parking Space/s remains unchanged. You will not enclose any of the Car Parking Space/s by erecting shutters, rolling/sliding/collapsible gate, grills or partitions or otherwise in any manner whatsoever.
 5. You shall comply with the terms, conditions and regulations for use of the Car Parking Space/s, which may be made by us or by the proposed Society formed in respect of the Building, as and when formed.
 6. You shall not encumber independently, the said Car Parking Space/s in any manner whatsoever.
 7. You have inspected the said Car Parking Space/s and are duly satisfied with the same in terms of its length, height, width, type of arrangement etc. and having no objection for the same. Further you and your legal heir will not object for the same in any manner in future.
 8. You shall not be entitled to transfer the car parking space or the benefit thereof in any manner whatsoever. In the event, you desire to sell the Flat, then, you shall be under an obligation to deal with the car parking space together with the Flat, to the intended purchaser/s.
- You shall bear and pay property taxes, maintenance charges etc., w.r.t. the car parking space as may be determined from time to time by us/the proposed Society formed in respect of the Building, as and when formed.



We endeavour to inform the society of the earmarked car park space on formation.

Thanking you,

Yours truly,

For KANAKIA SPACES REALTY PVT. LTD.

Asha shah

Director/Authorised Signatory

Project Name: Kanakia Zenworld

Flat No.: C-801

Parking No.: Basement-319

**KANAKIA SPACES
REALTY PVT LTD**

(Earlier Known as Centaur Mercantile Pvt. Ltd.)

Kanakia Future City, Residential Building No. 2, CTS No. 101, Village Tirandaz, Powai, Mumbai - 400 076, India.
Tel: 91-22-3502 3666 / 3502 3777 • Email: investor@kanakia.com • Corporate Identity Number (CIN): U45201MH2004PTC146948 • www.kanakia.com



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२०२४		

Date: 9th March, 2021

To:
MRS. MAHARUKH DARAYUS HOZDAR
D2/53, Bharucha Baug, S V Road, Andheri (West), Mumbai – 400058.

Re: Flat No. 801 in Wing "C" on the 8th Floor, ("the said Flat") in the residential project known as "KANAKIA ZENWORLD Phase I" situated at land bearing C.T.S. Number 1015, 1015/1, 1015/2 and 1015/3 at Kanjur Village Road, Kanjur Marg (East), Mumbai 400 042 ("the said Building/Project").

Dear Sir / Madam,

1. By and under a duly registered Agreement for Sale dated 21st May, 2018 ("the Agreement for Sale"), you as the Purchaser/s have acquired the said flat along with earmarking of 1(One) Car Parking space in Mechanical Stack in any arrangement of the said Building for the consideration and on the terms and conditions contained therein.
2. You are aware that the Municipal Corporation of Greater Mumbai (MCGM) has issued the part Occupation Certificate in respect of the Building comprising the said Flat and other premises.
3. You have inspected the Building and the said Flat and you are fully satisfied that the quality of construction of the Building, internal structure and design of the said Flat and you have no complaint or grievance of any nature whatsoever in respect thereof.
4. Any permissible internal work in the said Flat including making of furniture and fixtures and/or interior decorations shall be at your own costs, risk, charges and expenses strictly in accordance with the terms and conditions of the Agreement for Sale and the Interior Works Fit-Out documentation which is also subject to the compliance of all statutory rules and regulations for which you shall solely be responsible for non-compliance or breach.
5. You are aware that, the entire Project is not fully completed and some common amenities are yet to be completed but inspite of the same, you are willing to take possession and you do not have any objection if the pending amenities be given at the time of completion of the entire project.
6. On your confirmation of the aforesaid and subject to your due compliance of the terms and conditions of the Agreement for Sale and the Undertaking- cum- Indemnity, we have today



^{A4}
KANAKIA SPACES
REALTY PVT LTD

(Earlier Known as Centaur Mercantile Pvt Ltd)

10th Floor, C.T.S. No. 215, Andheri Kurla Road, Andheri (E), Mumbai - 400 093, India. Tel : 91-22-67266666 / 67267777
91-22-66937777 | Email : investor@kanakia.com | Corporate Identity Number (CIN) : U45201MH2004PTC146948 | www.kanakia.com

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permitted you to enter upon, possess and occupy, the said Flat as per the terms and conditions of the Agreement for Sale.

7. You will be responsible for paying property tax and other taxes as may be levied by statutory authority from time to time separately.
8. You have paid to the developer the common area electricity charges, lift maintenance, water charges, and maintenance, repairs and other miscellaneous charges including management fees in respect of the said Flat for a period of 12(Twelve) months commencing from 1st April, 2021 though some of the flat owners are not given possession and therefore not paying the maintenance charges.



9. You are aware that the developer shall intimate to you the car parking number by separate car parking letter.
10. You are aware that, water to the building is provided through tanker for a temporary period and municipal water connection will be provided shortly.

Furthermore, the Co-operative society for the residential building is yet to be formed and you have no objection on the same.

12. This possession letter is subject to receipt of duly sign and notarize copy of enclosed Undertaking-cum- Indemnity in respect of the said Flat.

Kindly confirm the aforesaid by endorsing your signatures at the foot hereof.

Yours sincerely,
For KANAKIA SPACES REALTY PVT. LTD.

Asha Shah

Authorised Signatory

Encl: The Undertaking- cum- Indemnity

I agree and confirm the terms, conditions, undertakings and indemnities mentioned hereinabove and further confirm having received the key of said Flat No. 801 on the 8th Floor in Wing "C" of the Residential Building known as "Kanakia Zenworld - Phase I".

M. Hozdar
10/03/2021
MRS. MAHARUKH DARAYUS HOZDAR

Painting of the

KANAKIA SPACES
REALTY PVT LTD

(Earlier Known as Centaur Mercantile Pvt Ltd)

215 Atrium, 10th Floor, C.T.S. No. 215, Andheri Kurla Road, Andheri (E), Mumbai - 400 093, India. Tel : 91-22-67266666 / 67267777
Fax : 91-22-66937777 | Email : investor@kanakia.com | Corporate Identity Number (CIN) : U45201MH2004PTC146948 | www.kanakia.com

करल - २		
३०९५	३०	६०
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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[CHE/ES/0196/S-T/337(NEW)/OCC/1/New of 07 November 2020]

To,
M/s. Kanakla Spaces Realty Pvt. Ltd.
215, Atrium, 10th Floor, Andheri Kurla Road, Andheri East, Mumbai 400093..

Dear Applicant/Owners.

The Part 1 development work of Residential building comprising of Wings "A, B, C, D, E" having common Basement (Part) + Stilt (Part) + 1st to 22nd upper floors as shown in red clour in issue plans attached herewith for residential building (excluding part stilt of Wing A and pits for mechanical puzzle parking in basement area) on plot bearing C.S.No./CTS No. 1015, 1015/1 to 3 of village KANJUR-E at Near Kanjurmarg, Railway Station East is completed under the supervision of Shri. Manojkumar Ashwanikumar Dubal , Licensed Surveyor , Lic. No. D/203/LS , Shri. Achuyt N Watve , RCC Consultant, Lic. No. STR/W/10 and Shri. CHARUDATTA SAMANT , Site supervisor, Lic.No. S/789/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/0196/S-T/337(NEW)-CFO dated 10 September 2020.

It can be occupied with the following condition/s.

- 1) To comply conditions mentioned in the CFO part completion certificate dtd 10-09-2020.
- 2) That the remaining work of stack & pits for mechanical puzzle parking proposed In basement of wings A to E which is excluded from this part OC, shall be completed within 2 months from Issue date of O.C.
- 3) That the various compliances mentioned in the registered undertaking dtd 04-11-2020, shall be complied with

Copy To :

1. Asstt. Commissioner, S Ward
 2. A.A. & C. , S Ward
 3. EE (V), Eastern Suburb
 4. M.I. , S Ward
 5. A.E.W.W. , S Ward
 6. Licensed Surveyor, Manojkumar Ashwanikumar Dubal, 309,Sangam Arcade, Vallibhbhai road opp. Rly. station
- For information please



Name : LOTAN SUKADEO
AHIRE
Designation : Executive
Engineer
Organization : Personal
Date : 07-Nov-2020 09: 46:19



Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
S Ward

CHE/ES/0196/S-T/337
(NEW)/OCC/1/New



करल-२		
३७९५	३९	६०
२०२४		

Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]**

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800008343

Project: **Kanakia Zenworld Phase I Plot Bearing / CTS / Survey / Final Plot No.: 1015, 1015/1 TO 3 at Kurla, Kurla, Mumbai Suburban, 400042;**

- Kanakia Spaces Realty Private Limited** having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400093.*
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated realizable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **18/08/2017** and ending with **31/03/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 18-08-2017 21:20:53

Dated: **18/08/2017**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



OFFICE COPY

करल-२		
३७११	३२	६०
२०२४		

Date: 25th January, 2022

To,

MRS. MAHARUKH DARAYUS HOZDAR

D2/53, Bharucha Baug, S V Road, Andheri (West), Mumbai – 400058.

Sub.: Earmarking of 1(One) car parking space in Mechanical stack arrangement against Flat No. 801 on the 8th Floor of Wing "C", of our project known as "KANAKIA ZENWORLD" constructed by us and situated at land bearing C.T.S. Number 1015, 1015/1, 1015/2 and 1015/3 at Kanjur Village Road, Kanjur Marg (East), Mumbai - 400 042.

Dear Sir/Madam,

- A. By a duly registered Agreement for Sale dated 21st May, 2018, wherein you as the Purchaser/s had acquired from us, the Promoter, Flat No. 801 in Wing "C" on the 8th Floor (said "Flat") of our project known as "KANAKIA ZENWORLD" situated at land bearing C.T.S. Number 1015, 1015/1, 1015/2 and 1015/3 at Kanjur Village Road, Kanjur Marg (East), Mumbai 400 042 (said "Project"), along with the earmarking of 1(One) Car Parking Space/s in mechanical stack arrangement in the Basement level of the Project.
- B. We are pleased to inform you that, we have earmarked in your favour Car Parking Space No. 319 (said "Car Parking Space/s") in mechanical stack arrangement, in the Basement level of the said Project against the said Flat.
- C. The earmarking of the said Car Parking Space/s has been made by us, on your acceptance of the following condition without any objection or demur and agreeing not to raise any objection or make any claims in that regard and the claims in that regard, if any, shall be deemed to have been waived:
1. You shall use the said Car Parking Space/s for parking of 1(One) car/s only.
 2. You shall not use the said Car Parking Space/s for parking of heavy/commercial vehicles or store goods or put the car parking space to any other use other than for parking of a car.
 3. You shall not wash, service or carry out any repair work of any car or otherwise in any manner and create any nuisance, annoyance or disturbance in respect of any of the said Car Parking Space/s.



AH

1

KANAKIA SPACES
REALTY PVT LTD

(Earlier Known as Centaur Mercantile Pvt. Ltd.)

Kanakia Future City, Residential Building No. 2, CTS No. 101, Village Tirandaz, Powai, Mumbai - 400 076, India.
Tel: 91 22 3502 3666 / 3502 3777 • Email: investor@kanakia.com • Corporate Identity Number (CIN): U45201MH2004PTC146948 • www.kanakia.com

करल - २		
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२०२४		



- You shall ensure that the height of the said Car Parking Space/s remains unchanged. You will not enclose any of the Car Parking Space/s by erecting shutters, rolling/sliding/collapsible gate, grills or partitions or otherwise in any manner whatsoever.
- You shall comply with the terms, conditions and regulations for use of the Car Parking Space/s, which may be made by us or by the proposed Society formed in respect of the Building, as and when formed.
- You shall not encumber independently, the said Car Parking Space/s in any manner whatsoever.
- You have inspected the said Car Parking Space/s and are duly satisfied with the same in terms of its length, height, width, type of arrangement etc. and having no objection for the same. Further you and your legal heir will not object for the same in any manner in future.
- You shall not be entitled to transfer the car parking space or the benefit thereof in any manner whatsoever. In the event, you desire to sell the Flat, then, you shall be under an obligation to deal with the car parking space together with the Flat, to the intended purchaser/s.



You shall bear and pay property taxes, maintenance charges etc., w.r.t. the car parking space as may be determined from time to time by us/the proposed Society formed in respect of the Building, as and when formed.

We endeavour to inform the society of the earmarked car park space on formation.

Thanking you,

Yours truly,
For KANAKIA SPACES REALTY PVT. LTD.

Asha shah

Director/Authorised Signatory

Project Name: Kanakia Zenworld
Flat No.: C-801
Parking No.: Basement-319

KANAKIA SPACES
REALTY PVT LTD

(Earlier Known as Centaur Mercantile Pvt. Ltd.)

Kanakia Future City, Residential Building No. 2, CTS No. 101, Village Tirandaz, Powai, Mumbai - 400 076, India.
Tel: 91-22-3502 3666 / 3502 3777 • Email: investor@kanakia.com • Corporate Identity Number (CIN): U45201MH2004PTC146948 • www.kanakia.com

ANNEXURE "B"

61



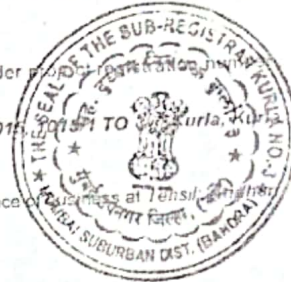
Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(a))

करल-३		
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२०१८ करल - २		
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२०२४		

This registration is granted under section 5 of the Act to the following project under P51800008343

Project: **Kanakla Zenworld Phase I Plot Bearing / CTS / Survey / Final Plot No : 1015/2015/1 to 1015/2015/100**
Mumbai Suburban, 400042;



1. **Kanakla Spaces Realty Private Limited** having its registered office / principal place of business at **Tehsil, Bandra, District, Mumbai Suburban, Pin: 400093**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with clause 5 OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the amount receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 18/08/2017 and ending on 18/08/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with clause 6 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- 3 If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 18-08-2017 21:20:53

Dated: 18/08/2017
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

करल-२		
३७१५	३५	६०
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ANNEXURE "C"

करल-३		
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C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No CHE/ES/0196/S-T/337(NEW)
COMMENCEMENT CERTIFICATE

To,
M/s. Kanakia Spaces Realty Pvt. Ltd.
215, Atrium, 10th Floor, Andheri Kurla Road, Andheri
West, Mumbai 400093.



reference to your application No. CHE/ES/0196/S-T/337(NEW) dated 20/12/2017 for Development Permission and grant of Commencement Certificate under Section 346 of Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission work of on plot No - C.T.S. No. 1015, 1015/1 to 3 Division / Village / Town Planning Scheme No. 7/NJ/11 E situated at Kanjur village road Road / Street in S Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him

The Municipal Commissioner has appointed Shri. Assistant Engineer S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 30/12/2017

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येर	६३	१३४
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करल-२		
३७१५	३६	६०
२०२४		

Issue On : 31/12/2016

Valid Upto : 30/12/2017

Remark :

C.C. upto plinth i.e. top of basement within the building line for wing 'A' to 'F' as per approved plans dtd. 18.11.2015



Approved By
Shri A.G. Tambekar
Executive Engineer



Issue

Valid Upto : 30/12/2017

Remark :

The further C.C. upto top of extended basement as per approved IOD plans dtd. 18.11.2016

Approved By
Shri J.C. Siddhpura
Assistant Engineer (BP)

Issue On : 30/11/2017

Valid Upto : 30/12/2017

Remark :

Further C.C. upto top of 15th floor for wing A to E and upto top of basement for wing-F as per approved amended plans dtd. 15.11.2017

Approved By
Shri J.C. Siddhpura
Assistant Engineer (BP)

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करल-३	
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Issue On : 3/2/2018

Valid Upto : 30/12/2018

Remark :

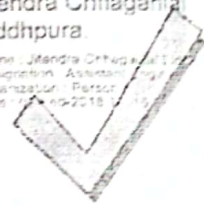
Further C.C. upto top of 18th floor of wing A to E and upto plinth i.e. top of basement 1 for wing F as per approved amended plans dtd. 16.01.2018



- Copy to:
1. Architect
 2. Collector Mumbai Suburban /Mumbai District

Document certified by
Jitendra Chhaganlal
Siddhpura

Name : Jitendra Chhaganlal Siddhpura
Designation : Assistant Engineer
Organization : Person
Date : 03/02/2018



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer, Building Proposal

Eastern Suburb S Ward Ward



CHE/ES/0196/S-T/337(NEW)

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18 करल-२

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जिल्हा नोंदणी कार्यालय मुंबई

मालमत्ता पत्रक

जिल्हा नोंदणी कार्यालय मुंबई उपनगर जिल्हा

शासकाला दिवसाला अकरावा वा दिवस घाटगाव तालुका अर्धिन त्याच्या पेर तपासणीची विवला वेळ)

दिनांक	व्यवहार	खंड क्रमांक	नविन घालक (रा) पट्टेदार (प) विव्या भार (भा)	साक्षात्कारन
08/02/2011	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील विनवरी आदेश क्र.सी/डे/न-२डी/पल्लवडी/एनएफ/एसआरके-१४६३ दि.२५/५/२०१० नुसार क्षेत्र विनवरीकडे घरा वि.मो.सारा र.न.४१०/- प्रति १०० चौ.मी. मुद्रा दि.१/८/२००१ ते ३१/७/२०११ पर्यंत. सहा प्रकार पूर्वी प्रमाणे वाचयम केला. व मिल्कता पत्रिकेवर यापूर्वीच धारक नोंदी दाखल असल्याने त्या वाचयम केले.			फेरपत्र क्र.५३८ प्रमाणे लही - ०४/०८/२०११ न.भू.अ.मुंबई
24/12/2014	करल-३		मा.जमबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.) पुणे यांचेकडील परिपत्रक क्र.भा.भू.१/मि.प./अक्षरी नोंद /२०१५ दि. पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू/कांनूर /फे.फा. क्र. ८४४ /२०१५ दिनांक १५/१२/२०१५ अन्वये मिल्कता पत्रिकेवर नमूद असलेले अंकी क्षेत्र आक्षरी चहा हजार एकशे सत्तावीस घुर्गाक सहा दशांश चौ.मी. दाखल केले.	फेरपत्र क्र.८४४ प्रमाणे लही - १५/१२/२०१५ न.भू.अ.मुंबई
26/08/2016	खरेदीने, मा. सह दुग्धन निबंधक कुर्ला-१ यांचेकडील असाईनमेंट डोंड दसा क्र. करल-१/५०६६/२०१६ दि. १३/५/२०१६ अन्वये न.भू. कांभूर ता.कुर्ला येथील न.भू.क्र. १०१५, १०१५/१ व ३ चे संपूर्ण ११५००.६ चौ.मी. क्षेत्र मे. विडसर रिअल्टी प्रा.लि. यांनी भाडेपट्ट्याने कान्किया स्पॅरिंग रिप्लिटी प्राइवेट लिमिटेड यांना दिलेले भाडेपट्टा देणार यांचे नाव कमी करून भाडेपट्टा देणार यांचे नाव दाखल केलेची नोंद केली.		धारक मे.विडसर रिअल्टी प्रा.लि.	फेरपत्र क्र.९७५ प्रमाणे लही - २६/९/२०१६ न.भू.अ.मुंबई
26/08/2016	खरेदीने, मा. सह दुग्धन निबंधक कुर्ला-१ यांचेकडील असाईनमेंट डोंड दसा क्र. करल-१/५०६६/२०१६ दि. १३/५/२०१६ अन्वये न.भू. कांभूर ता.कुर्ला येथील न.भू.क्र. १०१५, १०१५/१ व ३ चे संपूर्ण ११५००.६ चौ.मी. क्षेत्र मे. विडसर रिअल्टी प्रा.लि. यांनी भाडेपट्ट्याने कान्किया स्पॅरिंग रिप्लिटी प्राइवेट लिमिटेड यांना दिलेले भाडेपट्टा देणार यांचे नाव कमी करून भाडेपट्टा देणार यांचे नाव दाखल केलेची नोंद केली.		धारक कान्किया स्पॅरिंग रिअल्टी प्रा.लि.	फेरपत्र क्र.९८० प्रमाणे लही - २६/९/२०१६ न.भू.अ.मुंबई

करल-३

24/12/2014

येर ७८१३४

२०१८



नमूद करणारा -

क. रा. खताळ

न. भू. ११

खरी नकल -

अर्ज क्रमांक 2228

अर्ज प्राप्त दिनांक 06/11/16 रक्कम शुल्क 920

नव्यास नया दिनांक 06/11/16 कागद फी

नव्यास टिप्पणी: दिनांक 21/11/16 कृण रक्कम रु 22

खरी भवकल

नगर भूमापन अधिकारी मुंबई

प्रमुख लिपिक

न. भू.अ. मुंबई

न.भू.अ. मुंबई

मुंबई उपनगर जिल्हा

करल-३
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 २०१८

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मालमत्ता पत्रक

विभाग/मोने -- कार्यालय
 तालुक/मंडल -- म.मा.का. -- न.प्र. करल - २ जिल्हा -- मुंबई उपनगर जिल्हा
 रजि. क्र. / पं. क्र. नं. प्लॉट नंबर रॉड चौ.सो. ३०१५/१ १०१५/२ १६.२
 मालमत्ता दिनांक ३०१५ ४० ६०
 क्र. २०२४
 सुविधाधिकार

एकक/भा. भूज धारक (मिसर्स निवंडीवाला अॅन्ड कंपनी.)
 पत्ता
 इतर भाग



द्वारा गेरे सि.स.नं. १०१५ प्रमाणे.

दिनांक	व्यवहार	शेड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (पा)	साक्षरक
११/१२/१९७०	क्रि.शे.आदेश सि.स.नं. १०१५ पहा.			
०९/०२/१९७६	सि.स.नं. १०१५ प्रमाणे		(म) स्टॅण्डर्ड बॅंकींग लि.	
०२/०१/१९७२	क्रि.शे.आदेश सि.स.नं. १०१५ पहा.			
०७/१९९९	न.पू.क्र.२०१५ प्रमाणे		(धा) एक्ससाईड इंडस्ट्रिय लि.	
०८/०८/२०११	मा. निवहाधिकारी मुंबई उपनगर जिल्हा पांचकेडील विनगरी अर्थात क्र.सो.दे.म. २/१/एल/एन/डी/एन/ए/एस/आर/के-१४६३ दि.२५/५/२०१० नुसार क्षेत्र विनगरीकडे घर्न वि.शे.सा.स. ४१०/- प्रति १०० चौ.मी. मुदत दि.१८/२००९ ते ३१/७/२०१२ पर्यंत, सहा प्रकार पृथी प्रमाणे कायम केला. व मिळकत पत्रकेत घापूर्ती व घा धारक नोंदी शाखल असल्याने त्या कायम केला.			सा. - १९९९-०७-२६ न.पू.अ. मुंबई १०/१०/२०१२ न.पू.अ.मुंबई
२३/०७/२०१५			मा.जमावरी आयुक्त आणि संचालक भूमि अभिलेख (म.स.अ.क) पुणे पांचकेडील परिषदाक क्र.ना.पू.१/म.ए/अक्षरी नोंद / २०१५, पुणे दिनांक ६/२/२०१५ व इकडील आदेश क्र.न.पू.कार्या / कि.क्र. ८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदवरी वरील क्षेत्र व मिळकत पत्रिकेवरील दोन मंडळ असलेले मिळकत पत्रिकेवर नमूद अन्वये अक्षरी नोंद घापूर्तीक घेव व शाखल केले.	१२/०७/२०१५ न.पू.अ.मुंबई



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करल-३
Year 2028

मालमत्ता पत्रक

वि.सं. नं. - कांजूर

तालुका/न.भू.भा.का. -- न.भू.अ. मुलुंड

जिल्हा - मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकाराचा किंवा पाड्याचा तपशील अर्ध्या त्याच्या फेर तपसणीची नियत वेळ

करल-२

दिनांक	भाषण	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा धार (भा)	संश्लेषक
2028	२६/०९/२०१६ खरेदीने. मा. सह दुय्यम निबंधक कुला-२ (वि.सं.जी) यांचेकडील अभिलेखांतरण दस्त क्र. ७१२१/२०१६ दि. १७/९/०१० २६/०९/२०१६ या दिनांकाचा न.भू.क्र. १०१५/१०१५/२ ते ३ चे संपूर्ण ११५००.६ चौ.मी. क्षेत्र मे. एक्ससाईड इंडस्ट्रिय लि. चे संचालक पवनकुमार फटके यांनी मे. विडसर रिअल्टी प्रा.लि यांना खरेदी दिलेले खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केलेची नोंद दाखल केली.	४१	धारक मे. विडसर रिअल्टी प्रा.लि.	न.भू.अ. मुलुंड
२६/०९/२०१६	खरेदीने. मा. सह दुय्यम निबंधक कुला-१ यांचेकडील असाईनमेंट सोड दस्त क्र. करल-१/५०६६/२०१६ दि. १३/५/२०१६ या दिनांकाचा न.भू.क्र. कांजूर ता.कुला येथील न.भू.क्र. १०१५/१०१५/२ ते ३ चे संपूर्ण ११५००.६ चौ.मी. क्षेत्र मे. विडसर रिअल्टी प्रा.लि यांनी भाडेपट्ट्याने कनकिया स्पेसिज रिअल्टी प्रा.लि यांना भाडेपट्टा देणार यांचे नाव कमी करून भाडेपट्टा देणार यांचे नाव दाखल केलेची नोंद दाखल केली.		धारक कनकिया स्पेसिज रिअल्टी प्रा.लि.	न.भू.अ. मुलुंड



खरी नककल -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

अर्ज क्रमांक 2227
 अर्ज धारक नं. 9617190 रक्कम शुल्क 920
 अर्ज नं. 9617190 कागद फी 8
 अर्जाची दिनांक 24/7/19 रक्कम रु. 928
 भूमापन अधिकारी मुलुंड

करल-३
 ५६६२ ८११३०
 २०१८

मालमत्ता पत्रक

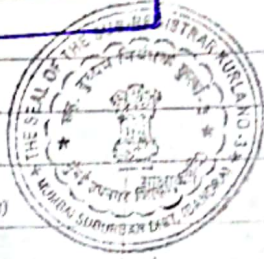
विभाग/मौजे - कांजुर

सांगुकर/म.मु.मा.का. - प.भू.अ. मुंजूर

जिल्हा - मुंबई उपनगर जिल्हा

क्र. क्र. / पत्र. नं.	दि. नं.	पत्र. नं.	श. नं.	श. नं.	श. नं.
१०१५/३	१०१५/३				

करल-२
 ३७१५ ४२ ६०
 २०२४



दिनांक	कारण	पत्र. नं.	नविन कर (श.)	पट्टेदार (प) किंवा भाग (श.)	
०१/१२/१९७०	शि.शे.आदेश सि.स.नं. १०१५ पहा.				
०९/०९/१९७१	सि.स.नं. १०१५ प्रमाणे		(II)	स्टेकड वैरीयन सि.	
०२/१०/१९७२	शि.शे.आदेश सि.स.नं. १०१५ पहा.				
०९/११/१९९९	प.भू.अ.१०१५ प्रमाणे		(III)	एक्साईड इंडस्ट्रिय सि.	
०६/०८/२०११	भा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील विनयवती आदेश क्र.सो.१६५५-२०११/२०११/२०११/२०११/२०११ दि.२५/०८/२०१० नुसार क्षेत्र विनयवती-कडे सर्वां वि.शे.साया र.स.४१०/- प्रति १०० चौ.मी. मुद्रा दि.१८/२००९ ते ३१/०८/२०११ पर्यंत. सखा प्रकार पूर्वी प्रमाणे कायम केला. या मिळकत परिशेखर यापूर्वीच या धोरण नोंदी दाखल असल्याने त्या कायम केले.				
२७/०७/२०१६				भा.जिल्हाधिकारी आगुमन आणि संचालक भूमि अधिनीय (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.भू.१/मि.प/आशरी नोंद / २०१५, पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.म.भू.कांजूर /मि.अ. ८०९ दिनांक २७/०७/२०१५ अन्वये येथील चौकरी मोंदपहीवरील क्षेत्र व मिळकत परिशेखरील क्षेत्र भेदात असलेने मिळकत परिशेखर नमुद अंकी क्षेत्र अर्हारी यावीन. मुंजूरक सहा दशरत चौ.मी. दाखल केले.	

४२

करल-३	
५००१२	क्रमांक २१३४
२०१०	दिनांक

मालमत्ता पत्रक

तालुक/अ. भु.मा.का. -- न.भु.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

राज्यपालादेखता अधिकाऱ्यांना दिव्या पाठवता
राज्यपाल आणि त्यांच्या फेर ताबडगोती विभाग (का.)

दिनांक	करल-२
३०९५	खरेदी क्र. ४३
२०२४	६०

मा. सहस्रियेच्या अर्जा क्र. २ (११ कोटी) याबाबत कडील जाहीरनामाला दिनांक ०२/११/२०१० रोजी १०/१०/१० अन्वये न.भु.का. वांगूर, सा.कुर्ला येथील न.भु.का. १०१५/१०१५/१ ते ३ चे संपूर्ण ११५००.६ चौ.मी. क्षेत्र मध्ये मा.सहस्रियेच्या अर्जा क्र. २ (११ कोटी) याबाबत खरेदीची घोषणा केली होती. याबाबत मा.सहस्रियेच्या अर्जा क्र. २ (११ कोटी) याबाबत खरेदीची घोषणा केली होती. याबाबत मा.सहस्रियेच्या अर्जा क्र. २ (११ कोटी) याबाबत खरेदीची घोषणा केली होती.



खंड क्रमांक	नविन घालत (भा) पुरवदार (प) किंवा भात (भा)	साक्षात्करण
	धारक मे. विडसर रिअल्टी प्रा. लि	१० रकम क्र. १०१ प्रमाणे २५/१२/२०१६ न.भु.अ. मुलुंड
	धारक कान्हिया स्पेशियल रिअल्टी प्रा. लि	१० रकम क्र. १०० प्रमाणे २५/१२/२०१६ न.भु.अ. मुलुंड



न.भु.अ. मुलुंड
मुंबई उपनगर जिल्हा

क्रमांक २१३४
१०/१०/१० रकम शुल्क ११५
१०/१०/१० रकम फी ११५
१०/१०/१० रकम ११५

करल-३
 ५११२ ८३ १३४
 २०१८

मालमत्ता पत्रक

विभाग/मौजे -- कांगूर
 तालुका/वि.भु.मा.का. -- न.भ.अ. मुंबई जिल्हा
 नगर भूतन प्लॉट नंबर प्लॉट नंबर खंड
 क्रमांक/वा.प्लॉ.नं. चौ.मी.
 १०१५/३ १०१५/३ १३४.२

करल - २

3097 88 80

२०२४

सुविधाधिकार --
 हक्काचा मूळ धारक याचे [मिसस भिवंडीवाला गॅन्ड कंपनी.]
 पत्त्या --
 शार भार --
 सोई सि.स.नं. १०१५ प्रमाणे.



दिनांक	व्यवहार	दंड क्रमांक	मंडित धारक (अ) पट्टेदार (घ) किंवा धार (ग)	संज्ञान
३१/१२/२००६	वि.सो.आदेश सि.स.नं. १०१५ प्लॉ.			
०५/०३/२०११	वि.स.नं. १०१५ प्रमाणे.		(१) स्टेड ई वॅटरीव लि.	
०५/१०/२०१२	वि.सो.आदेश सि.स.नं. १०१५ प्लॉ.			
१०/०१/२०११	न.भ.अ. १०१५ प्रमाणे.		(२) एम्साईड इंडस्ट्रिव लि.	
०४/०८/२०११	भा. किल्लिधिकारी मुंबई उपनगर जिल्हा यांचेकडील विनयाने आदेश क्र.२४१/डेन-१३/एलएचडी/एलएचडी/एलआरके-१४६३ दि.२५/५/२०१० पुढील क्षेत्र किन्नरीकडे रॉय वि.सो.सारा र.र.४१०/- प्रति १०० चौ.मी. मुला सि.८/२००६ ते ३१/०७/२०११ पर्यंत. रास्ता प्रकार पूर्वी प्रमाणे कायम केला. य निळकत पत्रिकेवर जाणवत व धारका नोंदी पाहिल असल्याने त्या कायम ठेवण्या.			
२३/०३/२०१५			मा.समाचरी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.भू.१/मि.प/असरी नोंद / २०१५,पुणे दिनांक २६/२/२०१५ व इकडील आदेश क्र.न.भू.कांगूर /के.क्र ८०१ दिनांक २७/७/२०१५ वन्यने कोषळ चौकरी नोंदवरीलरौल क्षेत्र व निळकत पत्रिकेवरील क्षेत्र मंडात असलेने निळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एक हजार तीनशे चौगुस पुर्णक क्षेत्र प्रमाणे चौ.मी. दाखल केले.	

४५

करल-३	
५२०२	४९३४
२४/०९/२०१६	२४/०९/२०१६

मालमत्ता पत्रक

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिवल्या अकाराणा वा सेवा भाड्याचा तारखील आणि त्याच्या फेर तपासणीची निवत वेळ)

करल-२	
३७७५	६५
२४/०९/२०१६	२४/०९/२०१६
२०२४	६०

वांचेकडोल अपिहस्तांतरण दस्त क्र. ७१२१/२०१० दि. ०७/१०/१० आन्वये न भू.क्र. कांजूर, ता. कुर्ली येथील न.भू.क्र. १०१५/१०१५/१ ते ३ चे रंगण ११५००.६ चौ.मी. क्षेत्र मे. एक्ससरेड इंडस्ट्रीज लि. ये संपालक कर्मा कुमार कटकी यांनी भे. विडसर रिजल्टी प्रा.लि यांना खरेदी दिलेने खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव दाखल केलेची नोंद दाखल केली.

खरेदीने, साह दुय्यम निबंधक मुलुंड-१ वांचेकडोल असाईनमेंट डीड दस्त क्र. करल-१/५०६६/२०१६ दि. १३/५/२०१६ आन्वये न भू. कांजूर ता. कुर्ली येथील न.भू.क्र. १०१५/१०१५/३ ते ३ चे रंगण ११५००.६ चौ.मी. क्षेत्र मे. विडसर रिजल्टी प्रा.लि यांना भाडेपट्ट्याने कर्मकिया स्पेशिल रिजल्टी प्रा.लि यांना भाडेपट्ट्याने कर्मकिया स्पेशिल रिजल्टी प्रा.लि यांना भाडेपट्ट्या देणार यांचे नाव दाखल केलेची नोंद दाखल केली.



खंड क्रमांक	नविन घटक (भा) पदेदार (घ) किंवा भार (भा)	साक्षात्करण
	धारक मे. विडसर रिजल्टी प्रा.लि.	१. रकार क्र. १७११ प्रमाणे सा. २४/९/२०१६ न.भू.अ. मुलुंड
	धारक कर्मकिया स्पेशिल रिजल्टी प्रा.लि.	२. रकार क्र. १८० प्रमाणे सा. २४/९/२०१६ न.भू.अ. मुलुंड

खरी नकल -

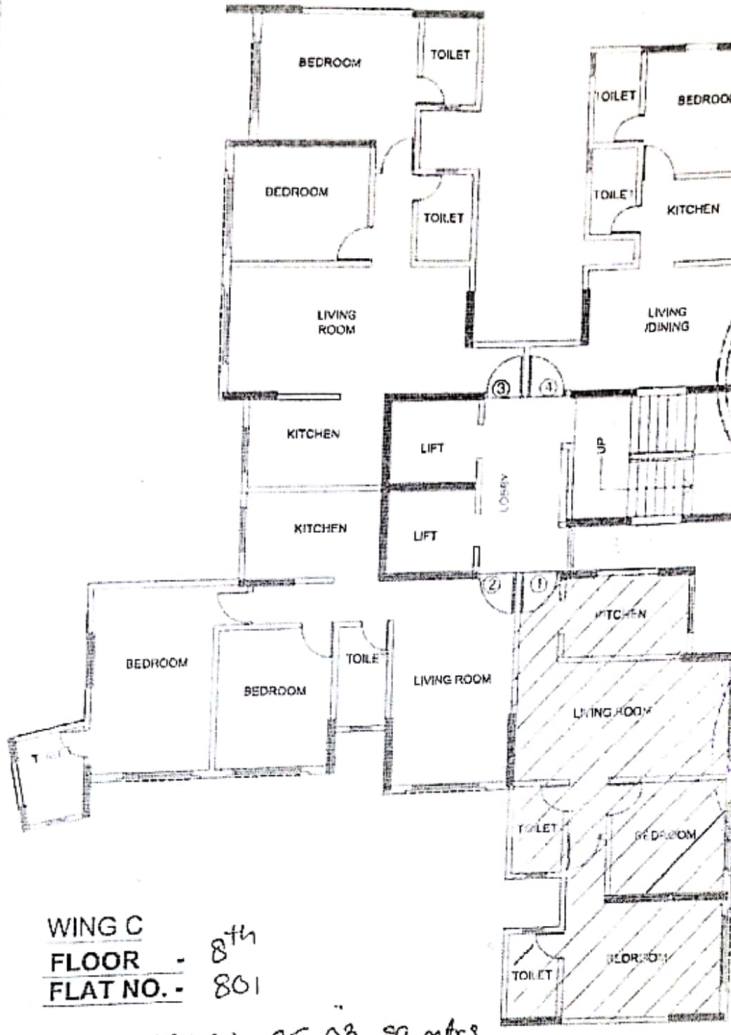
न.भू.अ. मुलुंड मुंबई उपनगर जिल्हा

२८२४
 १५१११५
 १८१११०
 २८१११५
 न.शुल्क १८०
 १८०
 १८०

मुलुंड
 अधिकारी

करल-३
 ३६६२ ८५ २३४
 २०१८

करल-२
 ३७७५ ४६ ६०
 २०२४



WING C
 FLOOR - 8th
 FLAT NO. - 801

CARPET AREA: 65.03 sq.mtrs

Manisha Vora

M/Solar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
DPRPS0023A

नाम / Name TUSHAR PRABHAKAR SAWANT

पिता का नाम / Father's name PRABHAKAR BHASKAR SAWANT

जन्म की तारीख / Date of Birth 24/06/1991

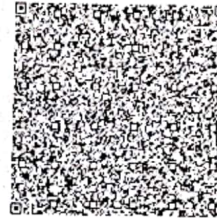
लिंग / Gender Male

करल - २		
३७९५	४५	६०
२०२४		



Tushar Sawant

हस्ताक्षर / Signature



Signature Not Verified

Digitally signed by
Income Tax Deptt.
Date: 2021.08.07 11:19:13
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. related to a taxpayer's tax profile. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर भुगतान, टैक्स अंशों का भुगतान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1961) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1961 के नियम 114B का संदर्भ लें)।
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". मल्टीपैन कार्ड में एनहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।



आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DPRPS0023A

नाम / Name TUSHAR PRABHAKAR SAWANT
पिता का नाम / Father's Name PRABHAKAR BHASKAR SAWANT
जन्म की तारीख / Date of Birth 24/06/1991

Tushar Sawant
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें:
आयकर सैन सेवा इकाई, एन एस सी यूए
5 वीं फ्लोर, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोलोनी, नैर डीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, click here

Tushar Sawant

करल - २
३७७५ ४८ ६०
२०२४

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DPRPS0023A



नाम / Name
TUSHAR PRABHAKAR SAWANT

पिता का नाम / Father's Name
PRABHAKAR BHASKAR SAWANT

जन्म की तारीख /
Date of Birth
24/06/1991

हस्ताक्षर / Signature

27072021



करल - २

३०९५ ४९ ६०

२०२४



भारत सरकार
Government of India

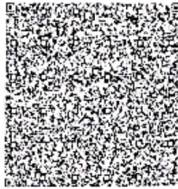
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrolment No.: 0000/00748/17094

To
तुषार प्रभाकर सावंत
Tushar Prabhakar Sawant
Tushar Prabhakar Sawant
Flat no. 1702 Building no.2 Shradha Autumn Park
Shah colony road Indira Nagar
Kanjurmarg East
Next to Vishwabharati building
Mumbai
Bhandup East
Mumbai Suburban Maharashtra - 400042
8286259826

Download Date: 17/07/2021
Issue Date: 15/06/2021

Signature Not Verified



आपला आधार क्रमांक / Your Aadhaar No. :

3493 6552 5645

VID : 9114 3685 0412 2210

माझे आधार, माझी ओळख



भारत सरकार
Government of India



तुषार प्रभाकर सावंत
Tushar Prabhakar Sawant
जन्म तारीख/DOB: 24/06/1991
पुरुष/ MALE

Download Date: 17/07/2021
Issue Date: 15/06/2021

3493 6552 5645

VID : 9114 3685 0412 2210

माझे आधार, माझी ओळख



Government of India



AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाईन XML / ऑनलाईन प्रमाणिकृत वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code, Offline XML, Online Authentication.
- This is electronically generated letter.



- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.

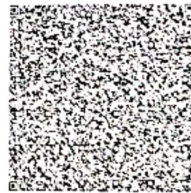


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
तुषार प्रभाकर सावंत, फ्लॉट नो. 1702 बिल्डिंग नो. 2 श्रद्धा
ऑटम पार्क, कान्जुर्मार्ग ईस्ट, विश्वभारती बिल्डिंग शेजारी,
विश्वभारती बिल्डिंग शेजारी, मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400042

Address:
Tushar Prabhakar Sawant, Flat no. 1702
Building no.2 Shradha Autumn Park, Shah
colony road Indira Nagar, Next to
Vishwabharati building, Kanjurmarg East,
Mumbai, Mumbai Suburban,
Maharashtra - 400042



3493 6552 5645

VID : 9114 3685 0412 2210

1947 | help@uidai.gov.in | www.uidai.gov.in

Tushar

करल - २
३७९५ | ५० | ६०
२०२४

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BBSPG1897D



08042023

नाम / Name
GAYATRI TUSHAR SAWANT

पिता का नाम / Father's Name
SHRIDHAR SABA GAONKAR

जन्म की तारीख /
Date of Birth
15/11/1991

PAN Application Digitally Signed, Card Not
Valid unless Physically Signed



Gayatri

करल - २
३७७५ ५९ ६०
२०२४

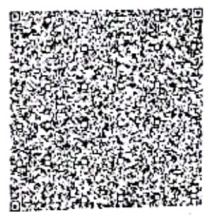


भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrolment No.: 0013/88009/02702

To
गायत्री तुषार सावंत
Gayatri Tushar Sawant
C/O: Tushar Sawant
Shraddha Autumn Park, 1702/Bld-2,
Shah Colony Road
Indira Nagar, Kanjur East
Mumbai
Mumbai Suburban Maharashtra - 400042
9967884735



आपला आधार क्रमांक / Your Aadhaar No. :
2326 5380 2459
VID : 9113 1763 1198 2946
माझे आधार, माझी ओळख



भारत सरकार
Government of India



गायत्री तुषार सावंत
Gayatri Tushar Sawant
जन्म तारीख/DOB: 15/11/1991
महिला/ FEMALE

Issue Date: 10-03-2013

2326 5380 2459
VID : 9113 1763 1198 2946

माझे आधार, माझी ओळख



Government of India



AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

■ आधार देशभरात वैध आहे

■ आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करेल

■ आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा

■ आपल्या स्मार्ट फोनमध्ये (आयडार घ्या - mAadhaar App) वापरा

■ Aadhaar is valid throughout the country

■ Aadhaar helps you avail various Government and non-Government services easily

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■ Carry Aadhaar in your smart phone – use mAadhaar App.

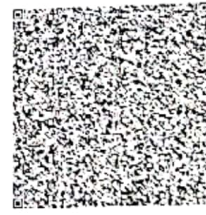


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
मार्फत: तुषार सावंत, श्रद्धा ऑटम पार्क, 1702/बिल्डिंग-2,,
शाह कॉलनी रोड, इंदिरा नगर, कान्जूर पूर्व, मुंबई, मुंबई
उपनगर,
महाराष्ट्र - 400042

Address:
C/O: Tushar Sawant, Shraddha Autumn Park,
1702/Bld-2,, Shah Colony Road, Indira Nagar,
Kanjur East, Mumbai, Mumbai Suburban,
Maharashtra - 400042



2326 5380 2459
VID : 9113 1763 1198 2946

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Gayatri

आयकर विभाग

INCOME TAX DEPT.



भारत सरकार
GOVT. OF INDIA

MAHARUKH HOZDAR
PHIROZE COWASJI BHARDA

5
1
79078

18/10/1968

Permanent Account Number

AAAPH5094D



M. Hozdar

Signature

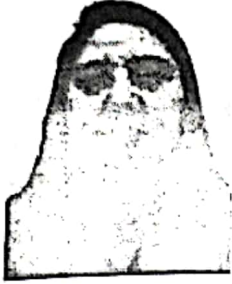
M. Hozdar

करल - २		
३०९५	५२	६०
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भारत सरकार
Government of India



महान्याय साधन मंडळ
Mahatma Gandhi Nyaya Mandal
जन्म तारीख: 03/10/1968
स्त्री Female



6970 1061 3249

आधार - सामान्य माणसाचा अधिकार

Scanned with CamScanner

M. D. D. D.

करल - २		
३०९५	५३	६०
२०२४		





भारतीय विधिपालिका आयोग
भारत सरकार
 Union Legislation Authority of India
Government of India

जोडविषयवार्ता क्रमांक / Enrollment No 1104/20055/00007

To
 रविकान्त भास्कर विचारे
 Ravikant Bhaskar Vichare
 S/V Bhaskar Vichare
 1/A Sai Vjay Society
 Village Road
 Near Rahul Mohr Training School Nehru Nagar,
 Karjumbay East
 Mumbai
 Bhandup East Mumbai Mumbai
 Maharashtra 400042
 996798202
 Ref: 31 / 16G / 60622 / 61845 / P

करल - २
 ३७९५ ५४ ६०
 २०२४



SH025657115FT



आपला आधार क्रमांक / Your Aadhaar No. :

2927 6114 7993

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Government of India





रविकान्त भास्कर विचारे
 Ravikant Bhaskar Vichare
 जन्म वर्ष / Year of Birth 1975
 पुरुष / Male



2927 6114 7993

आधार - सामान्य माणसाचा अधिकार


 भारत सरकार
 GOVERNMENT OF INDIA


 जयेश रावजी निकम
 Jayesh Raoji Nikam
 जन्म तारीख/ DOB: 09/09/1973
 पुरुष / MALE


9537 1961 1844

माझे आधार, माझी ओळख

JRN

करल - २

३०९५	५१	६०
२०२४		


 भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: Address:
 S/O: रावजी निकम, बी-१७, रूम न ००१, भगधा सीएचएस, एमआईडीसी रोड, लोकनगरी कॉम्प्लेक्स जवळ, लोकनगरी अंबरनाथ ईस्ट, अंबरनाथ, ठाणे, महाराष्ट्र - ४२१५०१
 S/O: Raoji Nikam, B-17, Room No '001, Magadha CHS, MIDC Road, Near Loknagari Complex, Loknagari Ambernath East, Maharashtra - 421501

1947 1947 1947
 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

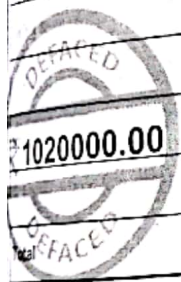


CHALLAN
MTR Form Number-6



Barcode: MH015906797202324M | Date: 20/02/2024-15:10:14 | Form ID: 252

Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Registration Fee		PAN No.(If Applicable)	DPRPS0023A
KRL3_JT SUB REGISTRAR KURLA NO 3		Full Name	Tushar Prabhakar Sawant and Gayatri Tushar Sawant
MUMBAI		Flat/Block No.	Flat No.801 C wing,Zenworld Wing C Chs Ltd.
2023-2024 One Time		Premises/Building	Kanjur Village Road,Kanjurmarg East
Account Head Details		Road/Street	
Amount In Rs.	990000.00	Area/Locality	Mumbai
Stamp Duty	30000.00	Town/City/District	
Registration Fee		PIN	4 0 0 0 4 2



Remarks (If Any)
SecondPartyName=Maharukh Hozdar-

Amount In: Ten Lakh Twenty Thousand Rupees Only
Words: 10,20,000.00

Payment Details		FOR USE IN RECEIVING BANK	
STATE BANK OF INDIA		Bank CIN	Ref. No. 00040572024022157462 CPADNTGIF5
Cheque-DD Details		Bank Date	RBI Date 20/02/2024-15:10:19 Not Verified with RBI
Cheque/DD No.		Bank-Branch	STATE BANK OF INDIA
Name of Bank		Scroll No. , Date	Not Verified with Scroll
Name of Branch		Mobile No.	8286259826

कल-२
३७९५६६०
२०२४

Document ID: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-370-3715	0008474622202324	22/02/2024-13:26:49	IGR198	30000.0
2	(IS)-370-3715	0008474622202324	22/02/2024-13:26:49	IGR198	990000.0
Total Defacement Amount					10,20,000.0



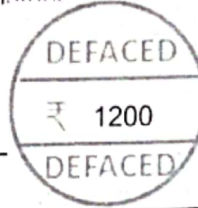
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0224225601870

Receipt Date 22/02/2024

Received from Tushar Prabhakar Sawant and Others, Mobile number 9029085816, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 3715 dated 22/02/2024 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District



Payment Details

Bank Name SBIN

Payment Date 22/02/2024

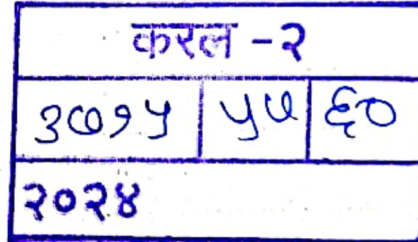
Bank CIN 10004152024022201753

REF No. IGAQWYPMH4

Deface No 0224225601870D

Deface Date 22/02/2024

This is computer generated receipt, hence no signature is required.



दस्त गोपवारा भाग-1

करल 2
दस्त क्रमांक: 3715/2024

370.3715
बुधवार, 22 फेब्रुवारी 2024 1:27 म.नं.

दस्त क्रमांक: करल 2 /3715/2024

बाजार मूल्य: रु. 1,16,11,135/-

मोबदला: रु. 1,65,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,90,000/-

इ.नि.मह. इ.नि. करल 2 यांचे कार्यालयान

अ क्र. 3715 वर दि.22-02-2024

वेळी 1:25 म.नं. वा. हजर केला.

पावती:4001

पावती दिनांक: 22/02/2024

मादरकण्यागाने नाव: नुपार प्रभाकर गावंत

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 1200.00

पृथांनी संख्या: 60

एकूण: 31200.00

Tawant

दस्त हजर करणाऱ्याची मही:

Tawant

सह-दुय्यम निबंधक 2 कुर्ला - 2
मुंबई उपनगर जिल्हा
दस्तावा प्रकार: करगनामा

Tawant
सह दुय्यम निबंधक कुर्ला - 2
मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-मह
(दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिद्धा क्र. 1 22 / 02 / 2024 01 : 25 : 52 PM ची वेळ: (सादरीकरण)

शिद्धा क्र. 2 22 / 02 / 2024 01 : 26 : 40 PM ची वेळ: (फी)

करल - 2
३५७५ | ५८ | ६०
२०२४

प्रतिज्ञापत्र

सदर दस्तऐवज या नोंदणी कायदा १९०८ अंतर्गत
नोंदणी कार्यालय नोंदणीस दाखल केलेला आहे.
नोंदणीकाराच्या विषयादक व्यक्ती साक्षीदार व
साक्षीदाराने दस्तऐवजाच्या "दस्तावी सत्यता,
दस्तावेजाच्या दस्त निष्पादक व
कडून घेतलेले दस्तऐवज सहील. तसेच सदर
दस्तावेजाच्या दस्तऐवजाच्या नोंदणी शासक यांचा
कोणताही कायदा/विनियमनांचा उल्लंघन होत नाही."

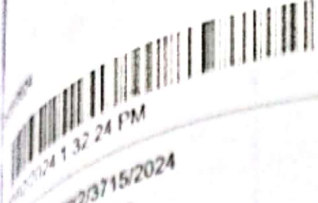
- लिहून देणारे
- १) *Hogdar*
 - २)
 - ३)

- लिहून घेणारे
- १) *Tawant*
 - २) *Gupte*
 - ३)



दस्त गोपबारा माग 2

पत्र 2
दस्त क्रमांक 3715/2024



दस्तावेज क्रमांक 2/3715/2024
पत्राचे प्रकार - जागरनामा

- 1 पत्रकाराचे नाव व पत्ता
नाव: माहेश्वर दरायस होजदार
पत्ता: प्लॉट नं. डी 2/193, माळा नं: -, इमारतीचे नाव: भरुचा वाग,
प्लॉट नं. शीपर स्टॉप ममोर, रोड नं: एम.व्ही.रोड अंधेरी पश्चिम
मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AAAPH5094D
- 2 नाव: तुषार प्रभाकर सावंत
पत्ता: प्लॉट नं. फ्लॅट नं. 1002, माळा नं: -, इमारतीचे नाव:
बिल्डिंग नं. 2 अट्टा ऑटम पार्क, ब्लॉक नं: शाह कॉलनी रोड, इंदिरा
नगर, रोड नं: कांजूरमार्ग पूर्व मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर: DPRPS0023A
- 3 नाव: गायत्री तुषार सावंत
पत्ता: प्लॉट नं. फ्लॅट नं. 1002, माळा नं: -, इमारतीचे नाव:
बिल्डिंग नं. 2 अट्टा ऑटम पार्क, ब्लॉक नं: शाह कॉलनी रोड, इंदिरा
नगर, रोड नं: कांजूरमार्ग पूर्व मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर: BBSPG1897D

पत्रकाराचा प्रकार	ध्यायचित्र	उत्सा प्रमाणित
विहून देणार वय :-55 स्वाक्षरी: <i>H. Josdar</i>		
विहून घेणार वय :-32 स्वाक्षरी:- <i>Savant</i>		
विहून घेणार वय :-32 स्वाक्षरी:- <i>Gayatri</i>		

दस्त प्रमाणित करून देणार तयारकीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्रमांक 22/02/2024 01:31:49 PM

- 1 नाव: शबिकांत भास्कर बिचारे --
वय 48
पत्ता: 1/3 माई विजय सोमायटी व्हिलेज रोड कांजूरमार्ग पूर्व मुंबई
पिन कोड: 400042
- 2 नाव: जयेश रावजी निवडम --
वय 51
पत्ता: प्लॉट नं. 9/4, टागोर नगर विक्रोळी पूर्व मुंबई
पिन कोड: 400083

पत्रकाराचे नाव व पत्ता	ध्यायचित्र	उत्सा प्रमाणित
शबिकांत भास्कर बिचारे -- वय 48 पत्ता: 1/3 माई विजय सोमायटी व्हिलेज रोड कांजूरमार्ग पूर्व मुंबई पिन कोड: 400042 स्वाक्षरी: <i>Bhikar</i>		
जयेश रावजी निवडम -- वय 51 पत्ता: प्लॉट नं. 9/4, टागोर नगर विक्रोळी पूर्व मुंबई पिन कोड: 400083 स्वाक्षरी: <i>J. Nivdam</i>		

क्रमांक 22/02/2024 01:32:19 PM
दस्तावेज क्रमांक 2
मुंबई उपनगर जिल्हा



करल - 2
3034 ye 60
2028

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Tushar Prabhakar Sawant and Gayatri Tushar Sawant	eChallan	00040572024022157462	MH015906797202324M	990000.00	SD	0008474622202324	22/02/2024
2		DHC		0224225601870	1200	RF	0224225601870D	22/02/2024
3	Tushar Prabhakar Sawant and Gayatri Tushar Sawant	eChallan		MH015906797202324M	30000	RF	0008474622202324	22/02/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

3715 2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



करल - २		
३७९५	६०	६०
२०२४		

प्रमाणित करण्यात येते की या दस्तामध्ये
 एकूण साठ (६०) पाने आहेत.
 पुस्तक क्रमांक-१/करल-२/३७९५/२०२४
 क्रमांकावर नोंदला.
 दिनांक: २२/०२/२०२४

(Signature)
 सह दुय्यम निबंधक (वर्ग-२)
 कुर्ली क्र.-२

Index-II



23/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

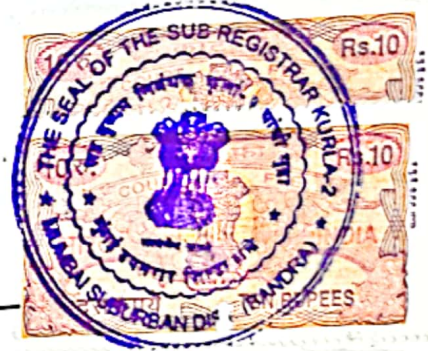
दस्त क्रमांक : 3715/2024

नोंदणी :

Regn 63m

गावाचे नाव : कांजुर

क्रमांक	करारनामा
(1) विलेखाचा प्रकार	16500000
(2) मोबदला	11611134.55
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: फ्लॅट नं. 801, 8 वा मजला, कनाकिया झेनवर्ल्ड फेस -1, झेनवर्ल्ड विंग-सी को. ऑप. हौ. सोसा. लि. कांजूर व्हिलेज रोड, कांजूरमार्ग पूर्व मुंबई-400042. सोबत एक कारपाकिंग मेकॅनिकल स्टॅक स्पेस सहित ((C.T.S. Number : 1015, 1015/1, to 1015/3 :))
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) 65.03 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:- माहरुख दरायस होजदार वय:- 55; पत्ता:- प्लॉट नं: डी २/५३, माळा नं:-, इमारतीचे नाव: मरुचा बाग, ब्लॉक नं: शॉपर स्टॉप समोर, रोड नं: एम.व्ही. रोड अंधेरी पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400058 पॅन नं:- AAAPH5094D
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- तुषार प्रभाकर सावंत वय:- 32; पत्ता:- प्लॉट नं: फ्लॅट नं. १७०२, माळा नं:-, इमारतीचे नाव: विल्डिंग नं. २ श्रद्धा ऑटम पार्क, ब्लॉक नं: शाह कॉलनी रोड, इंदिरा नगर, रोड नं: कांजूरमार्ग पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400042 पॅन नं:- DPRPS0023A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:- गायत्री तुषार सावंत वय:- 32; पत्ता:- प्लॉट नं: फ्लॅट नं. १७०२, माळा नं:-, इमारतीचे नाव: विल्डिंग नं. २ श्रद्धा ऑटम पार्क, ब्लॉक नं: शाह कॉलनी रोड, इंदिरा नगर, रोड नं: कांजूरमार्ग पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400042 पॅन नं:- BBSPG1897D
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	22/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3715/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	990000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुलभ व्यवहारासाठी नागरिकांचे सधमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 22/02/2024) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ला-१
मुंबई उपनगर जिल्हा
६-पुणे कार्यालय महाराष्ट्र

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Tushar Prabhakar Sawant and Gayatri Tushar Sawant	eChallan	00040572024022157462	MH015906797202324M	990000.00	SD	0008474622202324	22/02/2024
2		DHC		0224225601870	1200	RF	0224225601870D	22/02/2024
3	Tushar Prabhakar Sawant and Gayatri Tushar Sawant	eChallan		MH015906797202324M	30000	RF	0008474622202324	22/02/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]